WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 146,900.00.

AFFIANT

STATE OF TENNESSEE
COUNTY OF Tennessee

SWORN TO AND SUBSCRIBED before me this 30th day of August, 2007.

NOTARY PUBLIC
My Commission Expires:

SHIRLEY COCHRAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

This space for Register of Deeds

Davidson County DEEDWARR
Recvd: 09/10/07 13:52 2 pgs
Fees:13.00 Taxes:543.53
20070910-0108414

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#07060001-A

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Michael Christopher Yeaste, & Deborah Ann Yeaste 810 Jones Street Old Hickory, TN 37138	SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	044-15-0 / 189.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Michael Christopher Yeaste and wife, Deborah Ann Yeaste, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **WILLIAM B. WALKER, V**, unmarried the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

MICHAEL CHRISTOPHER YEASTE and wife, **DEBORAH ANN YEASTE**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 277 on the Plan of Section "A" Village of Old Hickory of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William B. Walker, V, unmarried, by deed from Christine C. Emerson, unmarried, of record in Book 11358, page 403, Register's Office for Davidson County, Tennessee, dated February 22, 1999.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. I do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2007 Property taxes are to be prorated and assumed by the GRANTEES.
Subject to all matters shown on the Plan of record in Book 1424, page 68, said Register's Office; Utility, Telephone, and Transmission easements of record in Book 576, page 664; Book 626, page 556; Book 662, page 743; and Book 735, page 419, all in the Register's Office for Davidson County Tennessee

This is improved property known as: 810 Jones Street, Old Hickory, TN. 37138.

Witness our hands this 30 day of August, 2007.

William B. Walker, V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Shirley Cochran, a Notary Public in and for said County and State, the within named William B. Walker, V, unmarried the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2007.

Shirley Cochran
NOTARY PUBLIC

My Commission Expires:_____

SHIRLEY COCHRAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

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WARRANTY DEED

From: **William B. Walker, V**

To: **Michael Christopher Yeaste and wife, Deborah Ann Yeaste**

Property:
810 Jones Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
3418 Old Hickory Blvd
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(615) 847-2000

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